SOCIAL (HOUSING) HOLLAND

THESIS PROJECT, DEPARTMENT OF ARCHITECTURE, LUND UNIVERSITY, BOJAN AFOLTER

EXAMINER: CHRISTER MALMSTRÖM
SUPERVISOR: JESÚS MATEO

28/09/2015

2 8 0 9 2 0 1 5
Content

Abstract.........................................................4

Introduction & background .................................5

The dutch social housing market.........................6-11

Other European nations .................................12-15

Social mixture ..............................................16-17

Context and research ....................................18-31

References ..................................................32-34

Process .......................................................35-38

Result .........................................................39-70

Reflections & discussion ...............................71-72

Sources .......................................................72
This thesis project is working with the theme of the Dutch housing market. During my time in The Netherlands I have wanted to discover and explore the urban and residential pros and cons with the Dutch housing. What differentiates the Dutch from the Swedish and other European nations in terms of housing the least privileged ones of us? How big is the social housing market and how integrated is it in the society? What is good and what could be better? What are the future development plans and how is the building tradition?

During the research I have come across articles and facts about the benefits of the social mixtures in the cities. How can we integrate people better in our society? Can we find a way to live together despite our differences in income, ethnicity, skin colour? Is there a way of combining social mixture and densification of our cities through socially mixed housing projects?

During the research I have picked a suitable site in the area of central city of The Hague (Den Haag) to make my own suggestion for improvement. I have also visited and documented some similar examples of the Dutch architecture catalogue. The final project reflects and works with the theme of social mixing architecture and traditional Dutch dwelling. By combining different target groups, respecting boundaries and offering a mutual meeting platform I hope to contribute to the Dutch housing market and the city of The Hague.
The fall of 2014 I had the opportunity to attend an exchange program at TU Delft, Department of Architecture. I attended a dwelling studio for one semester where I learned a lot about the history of Dutch housing and even more about the current state and the building tradition. The studio I attended worked a lot with the topic of future housing on water, due to the threat of the rising sea level all over the world, not to mention, The Netherlands. Though an extremely valuable experience I was somewhat disappointed in the direction that the studio took. Exciting, flashy, floating houses with a nice view, targeted the premium side of the housing market. My mind was set on the less attractive, regular housing, that after all dealt with bigger problems and definitely a bigger target group. Therefore I decided to extend my stay and devote my thesis project to the topic to Dutch housing.

To the left: Borneo Sporenburg, Amsterdam Harbour, inspired and defined by the canal houses of Amsterdam. Above: Examples of architecture bordering to my chosen site.

Introduction

The Dutch are world famous for some of their housing projects throughout the history. The canal houses of Amsterdam, Borneo Sporenburg, Ijburg and Funen Park are some of these. Although the high standard and execution of these, other dwelling projects that are far less successful are painting the skylines of Dutch cities. Cheap, prefabricated solutions are being raised all over the country to meet the increasing demand on housing. I wanted to work with the social housing sector and find possibilities of decreasing this gap between the premium and the ordinary.

In order to do that I needed to find out more about the Dutch social housing market.

Background
The dutch social housing market

The social housing in The Netherlands is run by more than 345 social housing organisations that are non-profit sector associations or foundations. Their interest is to provide the households with lower income with affordable housing. They also invest in the quality of life in neighbourhoods, cities and regions across the countries. The social housing organisations also stand for about 60% of the new constructed dwellings in The Netherlands.

For whom and how?
The target groups of the social housing sector are those who can not afford or find suitable housing themselves. This mainly targets the households with lower income, disabled people, elderly, immigrants, the permanent and temporarily homeless. The target group is people who basically are in all different phases of their life, from young to old, from sick to healthy. The social housing sector owns a great range of dwellings of different sizes and prices. Sometimes also more expensive rented homes and cheaper owner-occupied dwellings for sale. These are not covered by the state aid but are used as a great resource for people who can afford to move in, freeing up dwellings for those more in need.

How does it work?
Dwellings owned and managed by the social housing organisations are reachable through different point systems such as urgency, income, family situation, of tenancy or registration. The social housing organisations are obliged to provide good quality of the dwellings, guarantee financial continuity of the enterprise and contribute to the quality of life in the neighbourhoods and communities they manage.
How much does it cost?

Since the European commission and the private investors have criticised the size of the Dutch social sector, they are now required to let 90% of their vacant social dwellings (rent level below 681 €) to households whose income is lower than 34,229 €/year. This means that only 10% of the dwellings owned by the social housing organisations is eligible for other target groups not related to income.

This situation is still very special since the income threshold does not take into account the size of the household. Comparing to other European countries such as Belgium where only 7% of the market is classified as social housing and France where the rent thresholds can be up to twice as high.

The average rent in the social housing sector is € 434 excluding the costs for energy and other utilities. The rent is based on a point system that includes the location of the dwelling, floor space and facilities. The maximum rent of a social housing dwelling is €681 per month according to law.

Tenants with an income lower than €29 000/ year are entitled to housing benefits from the state. The threshold is lower for younger and elderly. € 21 000/year.

Monthly rents in the social housing sector
The Dutch housing market in numbers

The social housing stock is mostly occupied by high (above 5 floors) and low rise flats (under 4 floor).

The tenants of the social housing sector are overall satisfied with their dwellings. This is due to very high standard among the Dutch social sector. The highest standard in the EU.
The Dutch housing market in numbers

The social housing market is highly represented by tenants with a non-western background and different types of minorities.

First and second generation of immigrants are more likely to be tenants of a socially rented dwelling in The Netherlands.
The dutch housing market in numbers

<table>
<thead>
<tr>
<th></th>
<th>Social rented housing stock</th>
<th>Whole housing stock</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of units (thousands)</td>
<td>2,440</td>
<td>6,527</td>
</tr>
<tr>
<td>Rent (€/month)</td>
<td>€353</td>
<td>€365</td>
</tr>
<tr>
<td>Number of rooms in dwelling (mean)</td>
<td>3,55</td>
<td>4,23</td>
</tr>
<tr>
<td>Family houses*</td>
<td>47%</td>
<td>69%</td>
</tr>
</tbody>
</table>

The dwellings of the social housing stock are relatively smaller in comparison to the whole housing market and are less likely to be a family home.

<table>
<thead>
<tr>
<th></th>
<th>Social rented housing stock</th>
<th>Whole housing stock</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size of household (mean)</td>
<td>1,9</td>
<td>2,3</td>
</tr>
<tr>
<td>% single</td>
<td>47%</td>
<td>32%</td>
</tr>
<tr>
<td>% with children in household</td>
<td>28%</td>
<td>38%</td>
</tr>
<tr>
<td>% complete families*</td>
<td>17%</td>
<td>31%</td>
</tr>
<tr>
<td>% over 65 years</td>
<td>29%</td>
<td>22%</td>
</tr>
<tr>
<td>% working**</td>
<td>48%</td>
<td>65%</td>
</tr>
<tr>
<td>% two-job households**</td>
<td>28%</td>
<td>45%</td>
</tr>
<tr>
<td>% on benefit</td>
<td>21%</td>
<td>11%</td>
</tr>
<tr>
<td>% in the two lowest income deciles***</td>
<td>35%</td>
<td>20%</td>
</tr>
<tr>
<td>% non-Dutch****</td>
<td>34%</td>
<td>25%</td>
</tr>
</tbody>
</table>
What could be improved?

The Dutch rental housing sector is the biggest in Europe. This is due to several different facts, among them hard regulations and lack of interest of private investors to gamble on such a controlled market. The biggest issue at the moment is the lack of available dwellings for lower middle class which does not fall under category of the social rented accommodation. According to the European commission the unfavourable housing market has a negative impact on the overall Dutch economy and the Dutch are advised to slowly reform their housing market with a commercial renting market of a sufficient size. The EU is also advising that the social housing organisations should be less influential and take care of those most in need while the social housing organisations think that the Dutch mortgage depth crisis would have been even higher if not the size of the social renting sector.

The Dutch are one of the few European nations meeting the housing demand of its young and elderly. However the construction is today not in line with the demand of increasing number of households and the building industry has, as well as the country itself, taken a pretty big hit by the economical crises starting 2008.

Bullet points

* The highest rent level allowed is €681
* Dwellings for households who earn less than €34,229/year. No matter how big the household is.
* The quality of the housing is the highest in EU. People living there are pretty satisfied.
* The tenants are more likely to have a non Dutch or western background.
* The dwellings are usually smaller than the rest of the housing market.
* More likely to be a single person household or dwellings for elderly.
* Lack of housing for the lower middle class.
Other European nations

Comparing
To put things in perspective I shortly wanted to compare the Dutch housing market with some, for me, familiar countries and cities.

France
The French are in a deep housing crisis where one can not meet the growing demand on housing. Growing homelessness is becoming a serious issue in a lot of French cities. This depends on the complex governance of local housing actors and a lack of a national housing policy. The social sector however is on the other hand very strong and directly financed by a public bank. The French are also known for their exciting social housing projects.
The French capital has been fighting for a social mix for a long time. One of the biggest expenses that the city of Paris has is to build new affordable housing projects and subsidize rents for tenants in the inner city. This is all done to avoid a socially segregated city.
Other European nations

Germany

Germany has a very stable housing market with a large rental housing sector and was not severely affected by the economic crisis. The quality of the dwellings is high and social housing is easily subsidised by the actors on all levels, municipal or private.
**Sweden**

Sweden has a lot of different types of ownership but no social housing per definition. Most of the rental housing is owned by the municipality whose goal is to be able to offer dwelling to all of its citizens no matter the social background or state. However, Sweden is suffering from a severe lack of housing, especially in the urban regions and for the younger ones. The building costs are the highest in EU.
Social mixture

A city is benefited by a social mixture of its inhabitants. After looking into a few different cases of countries I have experience from and/or have read about I managed to target some possible pros and cons about their social well-being and possible cause of the housing market.

For example, the Swedish market does not have a clear social/none social division which I think leads to a more equal chance on the common rental market. However, due to mistakes from the past satellite cities were created, forcing the least fortunate to move outside of the city core where the rents are lower. This has over the years created very segregated cities.

In Paris the municipality is subsiding rents in very central areas of the city, pushing for a social mixture and diversity in all of its areas.

In The Netherlands however, the social housing market is very big, where social housing projects very often have a central location and are quite well integrated in the city itself. The problem is created with a lack of dwelling for middle class that is occupying social housing that can be used by other in greater need.
Social mixture is a very important factor to consider when building new housing. A vibrant and mixed city gives a lot to its inhabitants. Both in terms of satisfaction of the occupants and the value of the housing itself.

Social housing in The Netherlands has started to become an excuse to build cheap and repetitive solutions that are forming the cities all around the country. By redefining the target group and mix the social tenants with the middle class I hope to give a possibility for a higher standard and execution of the housing. Since the middle class is able to pay a little bit more and in some cases even buy their homes the social housing organisations would be able to afford building new social housing. And the middle class finally becomes a proper target group in the Dutch housing market. The building will then hopefully become an investment for the city as its new social mixture will lift the area. Everybody benefits!
Current building projects in the city include an OMA renovation of the ministry of defence, situated next to central station. A new building for the international court of justice and a newly opened office building on the parade street of The Hague.
Context

The site in perspective
The site

The site I have chosen is situated in a very central part of the Hague, crossing between Maasstraat and Schelderstraat. The central station of The Hague is only five minutes walking from here and the eastern corner of the site is facing a very heavily trafficked street, mostly in terms of train traffic but also a four lane car stream. A two direction tram line is also passing by on the lower east corner of the site, connecting to the The Hague HS train station, towards Amsterdam and Rotterdam.

Towards northwest a more peaceful walk towards the city centre is offered, passing the very diverse neighbourhoods of city.

Northern part of the site is connected to the very central recreational park of the city, Haagse Bosh and a pretty heavily trafficked highway leading around the city.

Across the train tracks there is a bridge connection to the financial district of the city, hosting most of the administrative office buildings built in the 80s.
Context

The site in close up
Context

The site 1:4000
Context

Images of the site, Maasstraat/Schelderstraat

35 social housing units were completed in the beginning of 2015, north side of the site. Additional 75 will be added on the site by the end of this year.
Context

The reality and the future

Current plans for the area is to build additional 75 social housing units on the site. The vision is to close the courtyard and have smaller outdoor spaces like these.
Context

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC

Traffic flows in and around The Hague

CAR TRAFFIC

BICYCLE TRAFFIC
The building mass of the city offers an extreme variation. Especially in the central city core where turn of the century buildings are neighbouring with 200 meter skyscrapers. The eastern side across the site is formed by an office complex mostly built in the 80s and 90s. The very neighbouring buildings to the site are a mixture of 40s and 50s typical Dutch architecture and newly completed social housing projects over the past decade.
Context
A walk through the neighbourhood

1. Outdoor seating made by neighbours
2. Newly built tower, Shelderstraat
3. Shelderstraat
4. Car shops and residents, Shelderstraat
5. Walking on Shelderstraat
6. Entrance and elevation, Regestrat
7. Residential house Lekstraat
8. Newly built residential house Christoffelplantsoenstraat
9. Intersection on Scheldestraat
10. View from Lekstraat
The population of Rivierenbuurt Noord has a higher numbers of non Dutch and western inhabitants compared to the rest of The Hague. Most of the population has a Turkish, Moroccan or Surinamese origin.

The population of the neighbourhood has been increasing over the past few years and is slightly younger than the rest of the city.
Unemployment among older and younger citizens of the neighborhood is higher than the average of the city.

Comparing to the rest of the city it is more common with a one person household in the neighbourhood.
References

Dick van Gameren architects, Funen Park Amsterdam.

A residential project layered according to its inner function. The glazed part are the common areas of the facility whilst the more closed ones in the facade are private dwellings.

Funen Park Amsterdam.
Various architects

A residential area situated in the north part of Amsterdam facing a trainrail. The area is sealed off and protected by a massive volume, enclosing a big variation of exciting urban housing projects.
References

VMX Architects, Ijburg Amsterdam
A residential project where social dwellings are combined with more expensive rental housing. Rental housing entrances by the side while the social dwellings are stacked in height and accessed by a separate inner staircase. Common (unused) garden.

Dick van Gameren architects, Ijburg Amsterdam
A residential project also combining social/rental housing with separate entrances.
The traditional Dutch stair have a very old and traditional role in the history of the Dutch dwelling. The history goes back to the canal houses of Amsterdam where the division was made in height, accessing all different level of the house. This way one could divide the house into different residents, living/working space but still have a direct access to the street. Something that the Dutch have carried with them and cherished for centuries.
I have been working with the process of finding a suitable typology solution for the area through the tools of psychical and 3D models. Numerous tries of different typologies and movements through the area have been tested. By photographing these during the process I have been able to go back and forth with the possible pros and cons of the different options.
Brutal. Too big in scale and enclosing in volume.

Determined yet soft and embracing solution. Too much space in the surroundings.

Fitting the surrounding by acting as a continuation of the existing typology. Too much focus in the north.

Very defining yet big scaled solution.

Another scaled down version with smaller spaces in between and variations in height. Unclear urban purpose and dwellings space.

Inviting yard potential. The volume acts as a big enclosure.

Enclosing, yet a bit statical and traditional.

Exciting solution with good potential in dwelling volumes. Difficult on urban scale and building cost for a social housing project.

Exciting solution with good potential in urban movement. Unclear purpose of the courtyard and zig zag volume in the east.
Fitting enclosure towards the rail in the east and a defying corner in the west. The courtyard is too big. Function? Different solution on a smaller scale. Inviting urban space. Not enough enclosure towards the rail.

Enclosing volumes on all sides. Common yard in the middle. Can something else be done? A continuation of the previous version. Enclosing and exciting urban volume. Too expensive for social housing?

The final one of the sketchmodels. Combining the pros of enclosure and definition of the previous versions and adding a public function on the ground level that is enhancing the movement towards the city.
The 3D model has been a continuous extension tool for the psychical model allowing me to define my project more in detail. The version above contains a serving function in the very strong diagonal connection. The eastern volume has also been adjusted in height to fit the surrounding and the concept of the social mixing housing introduced.

By lifting the residential area one floor up there is a possibility of having a parking space beneath without having to dig down one storey. This on the other hand creates a level difference between the two typologies requiring more from the central activity.
The final project consists out of two different types of housing. One regular social housing project and one mixed social housing project. Together they frame the site around a central function for the locals which is a small local library branch. The library serves as a place where people from different backgrounds and social status can meet. The roof of the library is walkable and can either be used by the locals or by the ones passing by on their new shortcut to the city. The library serves as a daytime activity. Therefore the facade is glazed all the way around to have the possibility to have the lights turned on during night time, providing a secure and useful environment.
Social mix and division

The mixed social housing is divided into two types of dwellings. The regular rental housing is reached directly from the street and plays with the traditional Dutch stair principle. The social housing dwellings are on the other hand reached from the courtyard side by an own entrance. The reason this division is being made is the fact of respecting the boundaries and offering different types of dwellings to different target groups under the same roof. The connections and meetings in between these are on the other hand made on common area of the library and first floor entrance area.

Dutch fire regulations

Due to very strict fire regulations in The Netherlands single staircases are not allowed for more than two entries per storey. (as opt. 1) This is due to the fact that in case there is a fire in one apartment one should not have to pass by another door in reach for an available staircase. Option 3 is used in many built projects where there are over 4 apartments per storey. I have chosen to use option 2 because it consumes less space.
THE SITE AREA

A BIGGER VOLUME CONTAINING ONLY SOCIAL HOUSING DWELLINGS IS FUNCTIONING AS A SOUND BARRIER TOWARDS THE HEAVY CAR AND TRAIN TRAFFIC. ITS ALSO ENCLOSING THE BLOCK AND ADAPTING TO ITS SURROUNDINGS IN TERMS OF HEIGHT.

THE MIXED SOCIAL HOUSING IS DEFINING A CORNER ON THE WEST SIDE OF THE SITE, ALSO GROWING IN HEIGHT AND WORKING WITH ITS SURROUNDINGS IN TERMS OF SCALE AND PASSAGE.

CONTINUOUS CONCRETE PAVEMENT IS APPLIED WITHIN THE BLOCK, SERVING NECESSARY MOVEMENTS AND OFFERING SMALLER GREEN SPACES WITH SEATINGS. THE PAVEMENT IS CONTINUOUS ON THE ROOF OF THE LIBRARY UNDERLINING ITS PUBLIC FUNCTION.

Urban context

The project is generating qualities on the urban scale by offering a vibrant and mixed typology in combination with a suiting activity for the area. This way the city benefits on both the local and urban scale. The bigger volume towards the east makes it possible to have a sealed off and relatively silent environment in a very heavy trafficked street.
Result
Result

Situational plan 1:2000
Result

Plan 2, 1:500
Result

Plan 3, 1:500
Result

Plan 5, 1:500
Result

Plan roof, 1:500
First floor
The entrance levels of the area are thought of being a space for smaller local retail such as hairdressers, corner shops and shoemakers. The parking garage is reachable through an entrance in the west and there are additional short term parkings around in connection to the retail facilities.
The whole area consists of 125 apartments. 103 of these are to be rented as traditional social housing dwellings while the other 22 are to be rented at a higher price to a bit more wealthy target group. There is also a possibility of selling these apartments later.

The size of the apartments varies from one to three roomer. The apartments for the middle class are slightly bigger and have a direct access to the street with a patio on the street side and balcony towards the quite side. These apartments are also more luxurious in terms of material.

It is also possible to increase the size of some apartments and adjust for future needs of family growth.
Four room apartment for a middle class family. Balcony access on both sides. Wooden floors, bathtub and fully tiled bathroom and kitchen. Double bathroom access.

Four room apartment for sharing with friends. Balcony access for everyone in two directions. Wooden floors, bathtub and fully tiled bathroom and kitchen. Double bathroom access.
Entrance situation where two patios are facing each other across the entrance stair. Chat and get to know your neighbour!

Illustration: Four roomer to be shared with friends. Common facilities.
Two roomer as a starter apartment for a single person or a couple of young professionals. Wooden floors, bathtub and fully tiled bathroom and kitchen.
ONE ROOMER 42m²

Single room apartment with a balcony. To be used as a starter apartment for young professionals. Wooden floors, bathtub and fully tiled bathroom and kitchen.
Result

Apartment close ups, Social rented housing

ONE ROOMER 24m²
Small studio apartment for one person. Good starter apartment for those in need. Small but functional space. Simple material execution.

TWO ROOMER 41m²
Small starters apartment for a couple or two friends. Simple material execution.

THREE ROOMER 65m²
Small three room apartment for a beginner family. A childroom to be shared for the siblings.
Apartment close ups, Social rented housing

Starters apartment for a smaller family or to be shared among friends. Simple material execution.

THREE ROOMER 66m²

Studio apartment with access to a smaller balcony. Suitable as a first apartment for one person or a couple. Simple material execution.

ONE ROOMER 36m²
Result

Apartment close ups, Social rented housing

ONE ROOMER 28m²
Studio apartment for one person. Suitable as a starters apartment. Simple material execution.

FOUR ROOMER 85m²
Four room apartment for a bigger family with separate rooms for the young ones. Can also be used as a collective apartment. Simple material execution.
Result

Apartments close ups, Social rented housing

Illustration: Four roomer for a family. Living room.
Result
Facades

Facades, Mixed housing 1:800

Facades, Social housing 1:800
Result

Image from the corner of Maastraat/Schelderstraat
Result

Image of the common public space in the middle
Result

Image from the train rail
Result

*Image on top of the library looking towards the mixed housing*
Result

Image from inside the library
Materials and construction

The materials are divided into two categories for the two different types of housing. The mixed housing consists out of a combination of raw concrete and white ceramic tiles. These are inverted on the duplex volume (see facade drawing) to avoid connecting one material to the more expensive type of housing.

The eastern volume towards the rail is getting an aluminium facade to enhance its difference and also give a slight shimmer, making the whole area visible from the train.

A common complementary material, plywood, is being used for entrances and balconies to show the unity of the area.

The construction of the two different housing types varies due to the different executions and purposes. The mixed housing project has a prefabricated concrete beam structure with a sandwich element wall construction. This makes it possible to have two different finishes on the facade but the same structural material under the shell.

The social housing project has a different, more simple constructional method fitting the united purpose.

1. White ceramic tiles 20x20 cm
2. Raw concrete
3. Plywood board
4. Bent aluminium
HEATING DURING THE WINTER

COOLING DURING THE SUMMER

CONCRETE OUTER LEAF 100mm

WHITE CERAMIC TILES 200x200mm

TIMBER ELEMENTS AS GROUND COVERAGE 40x20mm

THERMAL INSULATION 70mm R=4

HARD, SILVER PAINTED INSULATION

ATTACHMENT HINGE

WHITE CERAMIC TILES 200x200mm

WHITE PLASTER BOARD 25mm

TRIPPLE GLAZED WINDOW WITH ALUMINIUM FRAME

FLOOR HEATING SYSTEM

CONCRETE OUTER LEAF 100mm

STAINLESS STEEL TRUSSES

THERMAL INSULATION 15mm

CONCRETE INNER LEAF 230mm

PREFAB. CONCRETE ELEMENT 1200x260mm

SILVER PAINTED, HARD INSULATION

THERMAL INSULATION 90mm, R=4

THERMAL INSULATION 60mm, R=4

OUTER CONCRETE LAYER

THERMAL INSULATION 60mm, R=4

POURED CONCRETE

DRAINAGE
Economic building

All the residential buildings are made with economy and efficiency in mind. All the shafts for sewage in the apartments are placed right above each other in every storey yet still offering a range of apartments per floor.

The sanitary rooms of the residents are clustered to be able to share the same shaft. This way the same shaft can be used by a number of apartments allowing for a cheaper and faster way of building.
Reflections and discussion

Social ( housing ) Holland is a project based on my own curiosity and will to change the all more profit based residential architecture. An increasing demand on housing should not only be equal to cheap, fast and short termed solutions, which unfortunately is the case all across Europe. I believe in the will off people wanting to interact and live with others not totally similar to them. I also think that in order for this to happen the circumstances have to be right and suitting the area with its surroundings. That is the main reason this project is based in a big Dutch city where the integration of different cultures is slightly better then for example Sweden. Having the possibility of offering a central location means a lot when trying to attract the middle class citizens into an area. Even though the situation is somewhat unique in this area of The Hague, there are other social mixing projects in the country working in a similar way. The missing link very often is a functional meeting space. The case of VMX Architects example in Amsterdam I think deals greatly with a social mix but fails to integrate the different groups. The common yard functions more as a separation than a gathering.

By offering a suitable function to the area I believe I have managed to decrease the gap between the different groups yet still offer different qualities on both residential and urban scale. Besides the proportions borrowed from the Amsterdam canal houses, the main success of the area of Borneo Sporenburg is its variety in material and character. By exploring a variety of housing types and materiality together with social mixture I believe in the positive growth of this neighbourhood. I also believe in its long term investment for the city as it will lift the area. Having to get to know the dutch housing market I have also managed to contribute to its benefit by targeting the middle class. Projects like these would hopefully make it easier for this group to find housing, freeing up necessary social housing units for those in need. According to Aedes, Dutch association of social housing organisations, the future of the dutch social housing lies in the ability of selling some of its real estate to be able to afford building new social housing projects. I think that this future should go towards a social mixture, where we not only provide shelter but also a socially sustainable urban environment.
References

1. “Dutch social housing in a nutshell”, Aedes, Dutch association of social housing organisations, 1-15

2. “The state of housing in the EU 2015”, A Housing Europe Review, Alice Pittini, Laurent Ghekièr, Julien Dijol, Igor Kiss, 28-29, 38, 45

3. “Social housing in Europe”, Kathleen Scanlon (Editor), Christine Whitehead (Editor), Melissa Fernandez Arrigoitia (Editor), 130-143


6. “Housing Disadvantaged People?”, Jane Ball
